



2407 MARKET STREET
MARCUS HOOK, DELAWARE COUNTY, PA 19014
TAX PARCEL #: 09-00-01918-01

- LOT SIZE:** 3.02 acres
- DESCRIPTION:** One-story, modern, fleet service facility.
- SIZE OF BUILDING:** Approx. 6,300 sq. ft.
Office: Approx. 1,200 sq. ft.
Shop: Approx. 5,100 sq. ft.
- PARKING:** Site is mostly paved (macadam, concrete and gravel)
- FLOORS:** 12" double reinforced concrete to support loadbearing cranes up on outrigging systems.
- CEILING HEIGHT:** 27'0" sloping to 17'0" to underside of purlins.
- LOADING:** **Drive-In:** Five (5) insulated electrically-operated steel sectional doors—four (4) measuring 16' x 16' and one (1) measuring 20' x 16'.
- COLUMN SPACING:** Clear span.
- HVAC:** **Office:** Natural gas-fired package units.
Plant/Warehouse: Infrared natural-gas fired heaters.
- INTERIOR LIGHTING:** Metal halide high bay fixtures.
- EXTERIOR LIGHTING:** Pole-mounted fixtures.
- ELECTRIC:** 400 amp, 120/240 volt, 3 phase; service provided by PECO Energy.
- OFFICES:** 1,200 sq. ft. consisting of general office space, two (2) private offices and an entrance counter area. Finishes include painted drywall, combination of VCT flooring and carpeting, 2' x 2' lighting and 2' x 2' acoustical ceiling tiles.



- TOILET FACILITIES:** **Office:** One (1) unisex facility having one (1) water closet, one (1) urinal and one (1) vanity. Finishes include vinyl sheet flooring.
Plant/Warehouse: One (1) men's room having one (1) semi-circular Bradley washbasin, one (1) water closet, one (1) urinal and one (1) slop sink. Finishes include painted block wall and VCT flooring.
- ASSESSMENT:** \$796,300 (2016)
- TAXES:**
- | | |
|-----------|-----------------------------|
| County: | \$ 4,462 (2016) |
| Township: | \$ 4,061 (2016) |
| School: | <u>\$31,423 (2016/2017)</u> |
| TOTAL: | \$39,947 (2016) |
- ZONING:** C-1
- LOCATION:** Strategically located at the Market Street Interchange of I-95 (Route 452), the property is within twenty (20) minutes of Center City Philadelphia.
- AIRPORT:** Philadelphia International (PHL) is twenty (20) minutes away and Wilmington New Castle (ILG) is twenty (20) minutes away.
- HOTELS:** Most major hotels are represented in the area within a five (5) to ten (10) minute drive.
- PUBLIC TRANSPORTATION:** SEPTA Wilmington/Newark Rail Line stops at Marcus Hook Station and SEPTA Bus 119 provides service to the intersection of Market Street & Chestnut Street, a short walk to the property.
- FLEET SERVICE AMENITIES:**
- Compressed air distributed throughout.
 - 3-phase welding equipment outlets throughout.
 - Outside equipment washing area with two-stage underground grease-trap concrete tank.
 - Fueling area serviced by an above-ground Convalt double-wall concrete/steel tank. Two compartment diesel storage tanks (5,000 on-road / 3,000 off-road).
 - 10' x 32' double-face billboard located at the main entrance.
 - Overhead lube tank center with wall dispensers and fluid service hose reels.